

Berlin – Alt-Hohenschönhausen

## Move in and feel good - your dream family home with 5 rooms and a loft

Property ID: 25071034



[www.von-poll.com](http://www.von-poll.com)

PURCHASE PRICE: 749.000 EUR • LIVING SPACE: ca. 141 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 118 m<sup>2</sup>

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 25071034                  |
| Living Space         | ca. 141 m²                |
| Roof Type            | Gabled roof               |
| Rooms                | 5                         |
| Bedrooms             | 5                         |
| Bathrooms            | 1                         |
| Year of construction | 2017                      |
| Type of parking      | 1 x Outdoor parking space |

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| Purchase Price        | 749.000 EUR                                                              |
| Commission            | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Condition of property | Well-maintained                                                          |
| Construction method   | Solid                                                                    |
| Equipment             | Terrace, Guest WC, Garden / shared use, Built-in kitchen                 |

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## Energy Data

|                                |                  |                                                      |                           |
|--------------------------------|------------------|------------------------------------------------------|---------------------------|
| Type of heating                | District heating | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Remote           | Final Energy Demand                                  | 38.70 kWh/m²a             |
| Energy certificate valid until | 04.10.2027       | Energy efficiency class                              | A                         |
| Power Source                   | District heating | Year of construction according to energy certificate | 2017                      |

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## The property

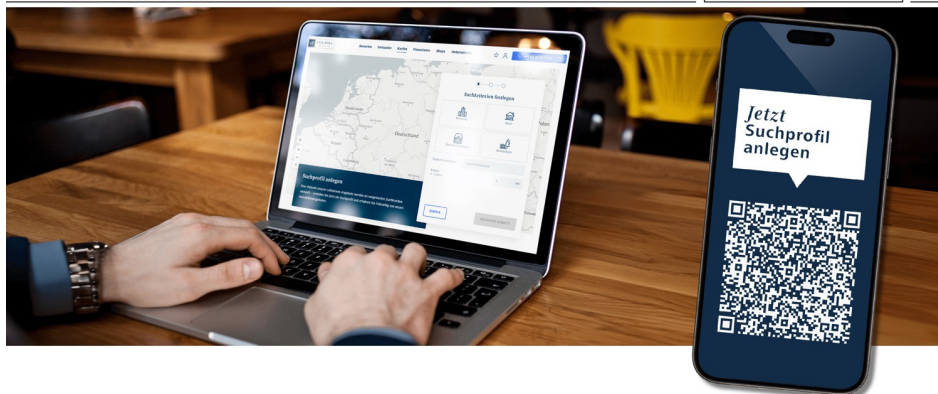


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## The property

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## The property



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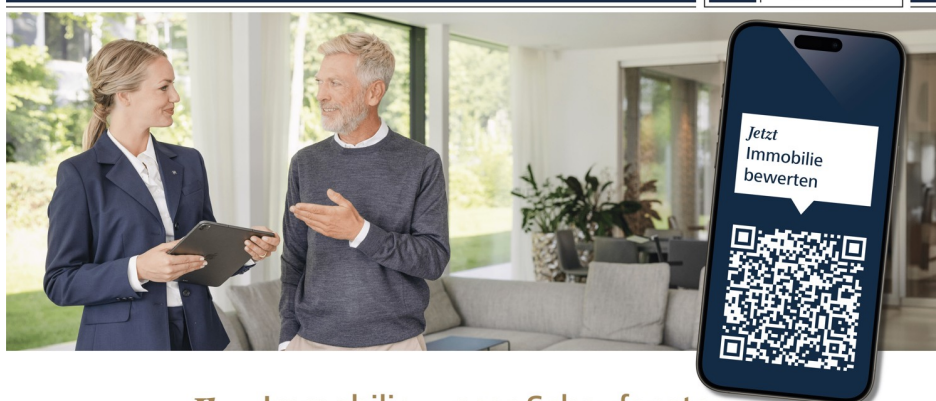
## The property



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## The property

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## The property



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## The property

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kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

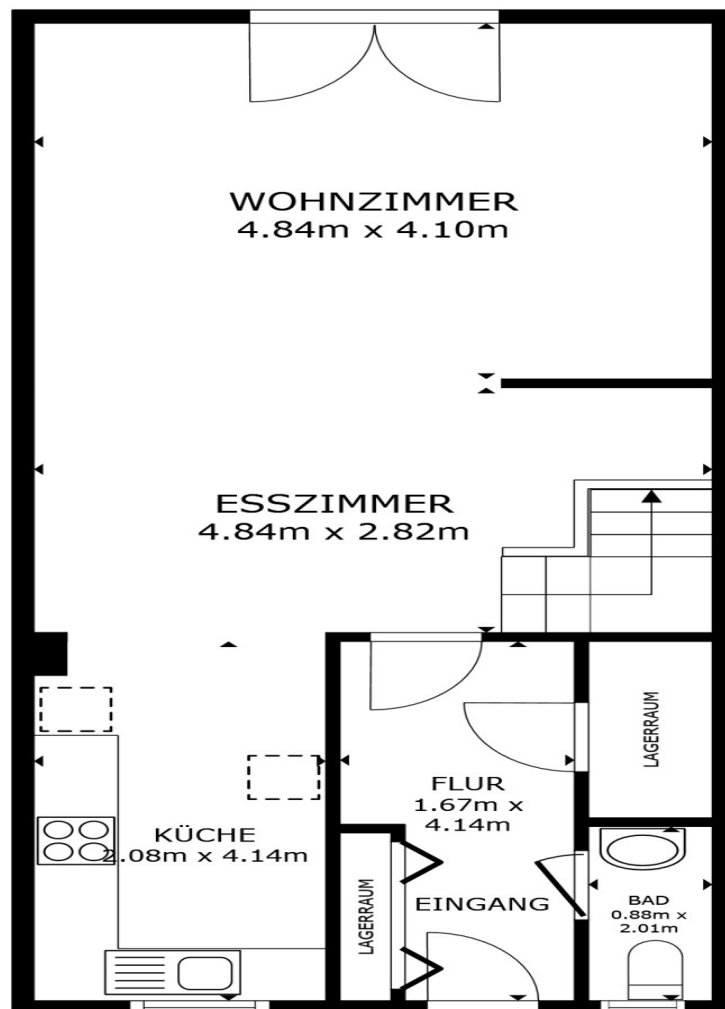
Kundenbewertung

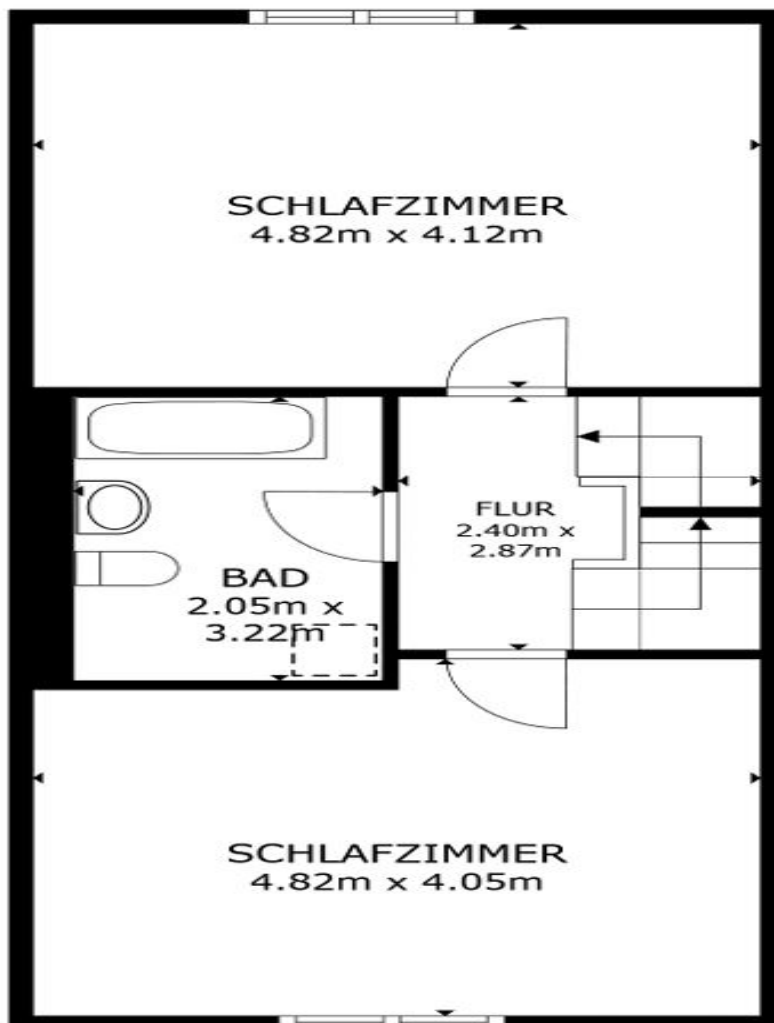
★★★★★ 4,9

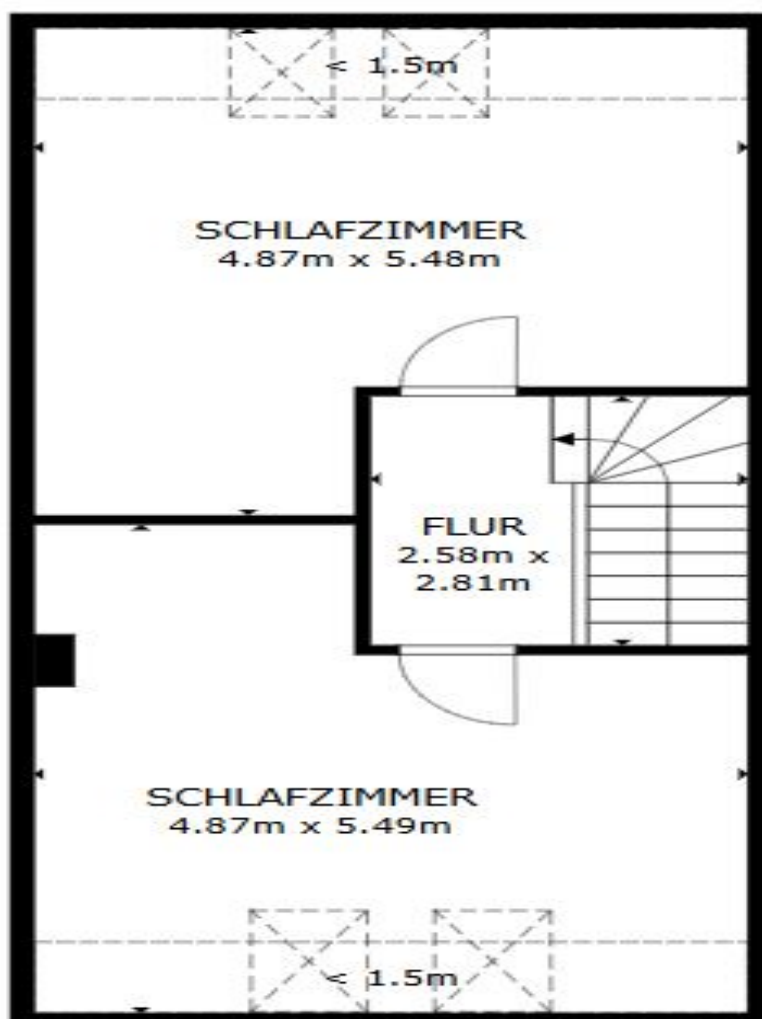
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## Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Family-friendly home with modern fittings in a sunny location

A well-maintained mid-terrace house is for sale, which is an ideal choice for families who appreciate modern living comfort and energy efficiency. Built in 2017, the property offers approx. 141 m<sup>2</sup> of living space with plenty of room to spread out. The plot covers around 118 m<sup>2</sup> and is the perfect size for a low-maintenance home.

This family-friendly home comprises five rooms, including four well-proportioned bedrooms, providing ample space for a family. The spacious living room is invitingly designed and offers access to the approx. 12 m<sup>2</sup> sun terrace. This is equipped with an aluminum patio roof and offers wonderful conditions for sunny afternoons and cozy evenings thanks to its western orientation. Thanks to the fitted kitchen, you can create culinary experiences with your loved ones in your new home.

The modern bathroom is equipped with a floor-level shower and a bathtub and leaves nothing to be desired. High-quality tiles and laminate flooring run through the rooms and emphasize the upscale quality of the entire house. Comfort is provided by the underfloor heating, which is operated by district heating and ensures cozy warmth in all living areas. Triple glazing including electric external roller shutters on all windows contributes to optimum thermal insulation and improves the energy balance. A high level of energy efficiency is also achieved by the photovoltaic system installed on the pitched roof with an output of approx. 6.6 kW. An additional decalcification system ensures high water quality.

A practical tool shed in the outdoor area offers additional storage space and the garbage can enclosures keep the property tidy. An outdoor parking space rounds off the offer.

This property is particularly attractive for families looking for a modern and energy-efficient home in a developed residential area.

With its extensive features and efficient use of energy sources, this mid-terrace house offers the ideal combination of comfort and sustainability. A viewing is well worthwhile to see the qualities of this home for yourself. Please contact us to arrange a viewing appointment.

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## Details of amenities

- Year of construction 2017 family-friendly 4 rooms on approx. 141 m<sup>2</sup> living space and 118 m<sup>2</sup> plot area
- incl. fitted kitchen
- Underfloor heating via district heating
- Tiles and high-quality laminate flooring
- Triple glazing incl. electric external roller shutters
- Ceiling height ground floor and upper floor approx. 2.53 m and in the attic approx. 2.92 m
- Bathroom with floor-level shower and bathtub
- Guest WC
- West-facing garden
- approx. 12m<sup>2</sup> sun terrace incl. aluminum terrace roof
- Gabled roof with PV system with 6.6 kW
- Water treatment system (decalcification and detoxification)
- Tool shed / extra garbage enclosure
- 1 parking space

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## All about the location

The "Alt-Hohenschönhausen" district, with a population of around 120,000, is located on the north-eastern outskirts of Berlin and is assigned to the district of Lichtenberg. The distance to the city center (Berlin - Mitte) is approx. 8 km. The idyllic estate of detached and semi-detached houses is embedded in a mature surrounding development. Various playgrounds near the Obersee and Orankesee lakes and the Herzberge Landscape Park with the Königin Elisabeth Hospital offer a high recreational value.

Transport links to the city center by streetcar are very good and you can also get from one end of the district to the other quickly. The M4, M5, M16, M17, M18 and M27 streetcar lines are within easy walking distance. The S75 takes you from Gehrenseestraße to Berlin Central Station in 15 minutes. The nearest S-Bahn station (Landsberger Allee) is about 10 minutes away by streetcar. An elementary school and a secondary school are in the immediate vicinity. Kindergartens and doctors as well as various supermarkets are also within walking distance.

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## Other information

Es liegt ein Energiebedarfsausweis vor.  
Dieser ist gültig bis 4.10.2027.  
Endenergiebedarf beträgt 38.70 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Fernwärme.  
Das Baujahr des Objekts lt. Energieausweis ist 2017.  
Die Energieeffizienzklasse ist A.

**MONEY LAUNDERING:** As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG.

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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*To the Disclaimer of von Poll Immobilien GmbH*

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